

# \$215,000 - 303 3 Street, Rural Lac Ste. Anne County

MLS® #E4448326

**\$215,000**

2 Bedroom, 1.00 Bathroom, 660 sqft  
Rural on 0.16 Acres

Yellowstone, Rural Lac Ste. Anne County, AB

This year round cottage has a real Maritime Feel. Set on a really nice private lot with lots of perennials on the perimeter, and backing on to a large green space that leads to the lake, this place is a great get a way. Located in the quiet community of Yellowstone, off the shores of Lac Ste Anne this property comes with all services (drilled well, septic tank, power, gas) and boast of a cozy living room with fireplace, kitchen with all appliances, 2 bedrooms, 1 full bath and a laundry area off the back door. interior flair of east coast throughout making this feel like a real recreational home. Outside are gazebos, decks, firepit area, shed and more. Only 45 minutes NW of Edmonton. Moor your boat on the community dock.

Built in 1955

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448326  |
| Price          | \$215,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 660       |
| Acres          | 0.16      |
| Year Built     | 1955      |
| Type           | Rural     |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 303 3 Street               |
| Area        | Rural Lac Ste. Anne County |
| Subdivision | Yellowstone                |
| City        | Rural Lac Ste. Anne County |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T0E 1A0                    |

### Amenities

|          |      |
|----------|------|
| Features | Deck |
|----------|------|

### Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior          | Wood                                 |
| Exterior Features | Lake Access Property, Recreation Use |
| Construction      | Wood                                 |
| Foundation        | Wood                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 103             |
| Zoning         | Zone 71         |

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